

IMPACT OF THE USE OF THE GROWTH MANAGEMENT PLAN'S EXCESS DWELLING UNIT BANK ON FUTURE RESIDENTIAL DEVELOPMENT IN THE CITY

A question was raised at the last Citizens Committee meeting regarding the use of excess dwelling units under the Growth Management Plan (GMP) and how that would affect the development of vacant or underdeveloped residential properties in the city. Specifically, if one of the properties in the area being studied by the Committee was allocated units from the excess dwelling unit bank would it jeopardize units that were allocated to other vacant or underdeveloped properties in the city particularly infill properties in the northwest quadrant of the city? The answer is no. The GMP and the citywide dwelling unit limitation of the GMP were structured so that every vacant or underdeveloped residential property in the city would retain its allocation of units. The GMP Excess Dwelling Unit Bank contains units that were not allocated to any specific property or units that were not used by projects that have already developed and did not use their full allocation of units allowed by the GMP.

When the dwelling unit limitation of the GMP was developed and approved by a vote of the citizens in 1986, the limitation was based on allocating each vacant or underdeveloped residential property in the city the maximum number of dwelling units that would be permitted by the General Plan and the Growth Management Control Point (GMCP) of the GMP. In determining the number of dwelling units for the limitation, the city also analyzed the development potential for underdeveloped or infill properties particularly in the northwest quadrant to ensure that they would be allocated their allowed number of units. For example, if a property had one existing unit on it and the GMP and General Plan would allow four units at the GMCP, the property was allocated four units. In addition, the downtown Village Redevelopment Plan allowed residential development but did not indicate the number or density of units that would be permitted under the Plan so an "extra" 1000 units was added to the limitations for the northwest quadrant.

The Excess Dwelling Unit Bank was formally established by the City Council in 1990. Four years had passed since approval of the GMP and staff had identified that most residential projects were being approved and built with less dwelling units than allocated and permitted by the GMCP density control points. In order to allow the consideration of utilizing these "unused" units that had not been allocated to any other property, the Excess Dwelling Unit Bank was created. It is emphasized again, that these units were in addition to or in excess of any units that had been allocated to other vacant or underdeveloped properties. The legal foundation for the Bank was contained in Proposition E that approved the GMP and the dwelling unit limitation that allowed the city to permit projects above their original allocation and the GMP control points if two findings were made: that there were adequate public facilities and that there had been other projects approved and constructed in the quadrant below their GMP control points.

The Excess Dwelling Unit Bank continued to grow rather substantially over the years and in 2002 there were approximately 6,000 excess dwelling units in the bank. The City Council appointed a Citizens Committee to make a recommendation on whether the size of the Bank should be reduced. At that time, the city hired a firm to do a comprehensive

analysis of potential, future residential development in the city. Part of that analysis was to do a detailed review of all vacant or underdeveloped/infill residential properties to verify and ensure that these properties would be allowed to develop with their full allocation of units under the GMP without the use of any of the units in the Excess Dwelling Unit Bank. This was confirmed. As a result of this analysis and based on the recommendations of the Citizens Committee, the City Council reduced the number of units in the Bank to 2,800 units, a reduction of approximately 3,200 dwelling units.

Allocation of the remaining units in the Excess Dwelling Unit Bank in no way affects or jeopardizes the ability of any existing vacant or underdeveloped property to achieve the original allocation of units that were given to the property under the GMP and the GMCP density designated by the General Plan. The Bank contains additional, extra units that are not part (or to be taken away) from the GMP unit allocation already provided for all remaining, vacant or underdeveloped residential properties in the city.